

**ALLENVIEW HOMEOWNERS**  
**Board of Directors' Meeting**  
Tuesday, March 25, 2014 at 6:30 PM  
Messiah Village Board Room

**Attending:** Dave Wenthe, Deb Wallet, Betty Dick, Jon Forry, Jessica Miller, Isabel Heath, Patrick Gridley, Joann Davis (manager)

*Absent – Gina DiStefano, Brad Stump*

**1. Call to order:** Meeting called to order by D. Wenthe at 6:32 PM.

**2. Homeowner concerns:**

John Sincavage (332 Wister Circle), Jack Rieman (314 Wister Circle), Brad Williams (328 Wister Circle) – regarding 330 Wister Circle

As the neighbors of 330 Wister circle, Mr. Sincavage, Mr. Rieman, and Mr. Williams all expressed continued concern and frustration about the condition of 330 Wister Circle. The pool on the property was filled in, but is now settling. The property continues to be in disrepair with nothing changing, only getting worse. There is concern about the stump in the front yard and the fence.

D. Wenthe is scheduling a meeting with the Association's attorney to discuss what the options are at this point. J. Rieman requested to know when something is moving forward.

J. Rieman also expressed concern with the dog waste accumulating at Foxfire Circle, under the power lines. He also brought to the Board's attention issues with trees, which the ACC did make note of in the fall and that will be addressed in the spring.

D. Wallet motions to make 330 Wister Circle a permanent agenda item each month until some resolution occurs, B. Dick seconds, motion passes. The Board will address concerns with this property every month.

**3. Officer Elections**

- a. President: D. Wallet nominates D. Wenthe, P. Gridley seconds, motion passes
- b. Vice President: D. Wallet nominates P. Gridley, J. Forry seconds, motion passes
- c. Secretary: P. Gridley nominates J. Davis, D. Wenthe seconds, motion passes
- d. Treasurer: P. Gridley nominates B. Dick, D. Wallet seconds, motion passes

**4. Committee Appointments**

- a. Architectural Control Committee:
  - i. Motion made by D. Wallet for the Board to formally appoint the following people to the ACC: Marie Clark, Susan Zangrilli, Linda Echard, Brad Stump, Lori Caffarella, Joan Stokes, Isabel Heath, and Debra Wallet.
  - ii. P. Gridley nominates D. Wallet for chair.
- b. Recreation Committee: P. Gridley nominates G. DiStefano.
- c. Nominating Committee: P. Gridley nominates G. DiStefano.
- d. Audit Committee: P. Gridley nominates J. Miller.
- e. Budget Committee: D. Wenthe nominates B. Dick.
- f. Maintenance Committee:
  - i. Motion made by P. Gridley for the Board to formally appoint the following people to the Maintenance Committee: J. Forry, D. Wenthe, and P. Gridley.
  - ii. D. Wenthe nominates P. Gridley for chair.

- g. Publicity Committee: P. Gridley nominates B. Stump.
- h. Gardening Committee:
  - i. Motion made by J. Forry for the Board to formally appoint the following people to the Gardening Committee: P. Gridley, I. Heath, J. Forry.
  - ii. P. Gridley nominates J. Forry for chair.

Motion to approve committee appointments by D. Wallet, B. Dick seconds, motion passes.

- 5. Approval of minutes from the January meeting:** Motion to approve minutes by P. Gridley, B. Dick seconds, motion passes.
- 6. Pool Report – G. DiStefano**
  - a. Lifeguards from last year have been contacted; the majority are returning
  - b. Tentative opening date for Aqua Specialists is April 23
- 7. President’s Report – D. Wenthe**
  - a. 338 Allenview Drive – The property is currently vacant and has been sold. Settlement will be in April. The issue regarding the removal of the stump will be included on the resale certificate.
- 8. Treasurer’s Report – B. Dick**
  - a. Updated financial statements were reviewed. Concern with the amount of debt will be addressed when D. Wenthe meets with the attorney. The snow removal is over budget and therefore, adjustments will have to be made.
- 9. Committee Reports**
  - a. Architectural Control – D. Wallet
    - i. Three identical replacement requests were received, which the ACC has been delegated to approve without Board approval.
  - b. Recreation – none
  - c. Nominating – none
  - d. Audit – none
  - e. Budget – none
  - f. Maintenance – P. Gridley
    - i. Preparations have been done for when the warmer weather arrives so that maintenance can move forward. P. Gridley has contacted the company for fence repair. The committee will look at the parking lots prior to the lines being painted in case any repairs need to be made first. Because of the snow, there is a limited budget.
  - g. Publicity – B. Stump
    - i. The next newsletter should include information regarding the Township ordinance on leashed animals and dog waste. There also needs to be a reminder about fire pits.
  - h. Gardening – none
- 10. Website – P. Gridley**
  - a. Updates will be made on the website to reflect the new Board, officer elections, and committee appointments.
  - b. A statement will be placed on the website explaining that since there was not a quorum for the annual meeting, the minutes were not approved from 2013. I. Heath requests an explanation of a quorum and what the number needed to be. J. Davis and P. Gridley will work to create a statement.

**11. Manager's Report – J. Davis**

- a. A resale certificate was prepared for 2113 Foxfire Dr.
- b. The homeowners at 556 Allenvue Drive do not feel it is their responsibility to fix the torn expansion joint in their driveway. After discussion again, the Board is still of the belief it is the homeowners' responsibility to maintain their property. J. Davis will send another letter.
- c. The police were recently called to 770 Allenvue Drive because of a burning fire pit. D. Wallet moves that a letter be sent telling the homeowner a fire pit is not permitted and it must be removed within ten days.
- d. Roofing proposals were received for the last two buildings in need of roof replacements: 501-509 and 730-744. J. Davis will move forward with the process to have those replaced.
- e. Regarding the ongoing issue of dog waste, in the newsletter and on the website it needs to be stated that if anyone sees an unleashed dog, the Board implores them to call the police.
- f. A complaint was received regarding a wrecked car being stored in the driveway of 316 Wister Circle. D. Wallet cited the C&Rs, Article II, Section 2 (i): *Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance, nuisance, or of aesthetic damage to the neighborhood, nor upon any street in Allenvue.* J. Davis will work on a letter to have it removed from site immediately.

**12. Other Business:** none

**13. Meeting Adjourned:** 8:15 PM, March 25, 2014.

**Next Meeting:** April 22, 2014 at 6:30 PM in the Messiah Village Board Room

Submitted by: J. Davis